

APN(s): 138-01-312-003

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-01-312-003



Inst #: 200910150003085

Fees: \$15.00

N/C Fee: \$0.00

10/15/2009 03:04:40 PM

Receipt #: 95001

Requestor:

LAS VEGAS CITY

Recorded By: OSA Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

Legal Description:

PARCEL I:

THAT PORTION OF LOT ONE (1) OF "REGAL PLAZA COMMERCIAL SUBDIVISION" AS SHOWN BY MAP THEREOF IN FILE 90 OF PLATS, PAGE 27, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED IN THE SOUTHWEST QUARTER (SW¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W¼) CORNER OF SAID SECTION ONE (1);

THENCE SOUTH 89° 12' 30" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION ONE (1), THE SAME BEING THE CENTER LINE OF CRAIG ROAD FOR 207.07 FEET;

THENCE SOUTH 00° 38' 53" EAST FOR 60.02 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A;"

THENCE FOR THE NEXT EIGHT (8) COURSES ALONG THE SOUTH RIGHT-OF-WAY LINE OF CRAIG ROAD AS SHOWN ON SAID MAP OF "REGAL PLAZA COMMERCIAL SUBDIVISION:"

- 1) SOUTH 79° 47' 16" EAST 61.09 FEET;
- 2) SOUTH 89° 12' 30" EAST 40.52 FEET;
- 3) SOUTH 00° 47' 30" WEST 2.00 FEET;
- 4) SOUTH 89° 12' 30" EAST 20.00 FEET;
- 5) NORTH 00° 47' 30" EAST 2.00 FEET;
- 6) NORTH 83° 36' 07" EAST 31.47 FEET;
- 7) CONTINUE NORTH 83° 36' 07" 48.43 FEET;
- 8) SOUTH 89° 12' 30" EAST 12.85 FEET TO THE POINT OF BEGINNING;

Case Number(s): SDR-34464

Assessor's Parcel No(s): 138-01-312-003

Planning Commission Meeting of August 13, 2009

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THENCE SOUTH 00° 35' 14" EAST 165.05 FEET;

THENCE SOUTH 89° 12' 30" EAST 170.05 FEET;

THENCE NORTH 00° 35' 14" WEST 165.05 FEET;

THENCE NORTH 89° 12' 30" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CRAIG ROAD, 170.05 FEET, TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS LOT 1-1 ON A RECORD OF SURVEY FILED IN FILE 103 OF SURVEYS, PAGE 34, OF OFFICIAL RECORDS, AS AMENDED BY AN AMENDED RECORD OF SURVEY FILED IN FILE 103 OF SURVEYS, PAGE 59, OF OFFICIAL RECORDS.

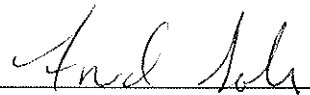
PARCEL II:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND ACCESS TO AND FROM PUBLIC ROADS, AS SET OUT IN AN "AGREEMENT FOR RECIPROCAL GRANT OF EASEMENTS FOR INGRESS AND EGRESS" RECORDED JULY 9, 1999 IN BOOK 990709 AS DOCUMENT NO. 01916, OF OFFICIAL RECORDS.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **August 13, 2009** approved the following **Case Number(s): SDR-34464** together with various conditions, limitations, and restrictions which may affect your occupancy and/or use, and any other successor property owner(s) occupancy and/or use of the above-referenced real property in the City of Las Vegas.

YOU ARE HEREBY ADVISED AND DIRECTED to contact the City of Las Vegas' Department of Planning and Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

August 18, 2009



Fred Solis, AICP, Senior Planner
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 – (702) 229-6301

**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**